

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

November 16, 2010

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Greg Grinch Maria Klemack-McGraw Ted Berry Steve Bennett Melissa Albright

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Grinch.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

**Editor's Note – Mayor Stage was absent from meeting.*

2. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Bennett, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-68-10 (Authorize the City Administrator to enter into a Jobs Growth Incentive Agreement with Quick Square Consulting, LLC) was given its second reading and at the request of the applicant, Mr. Bennett moved it be withdrawn; seconded by Ms. Albright.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

2. Ordinance C-69-10 (Approve a Loan for MKOB Properties, LLC, under the Town Center Loan Program) was given its second reading and public hearing.

Mr. Matt Yerkes, petitioner, said he is excited about moving his company to the Grove City Town Center from northern Columbus. He expressed appreciation for all the encouragement he has received from everyone – city officials to merchants. His business is one of Central Ohio's top 20 web development firms, with 10 employees. He said the Loan Program is a terrific incentive for any business trying to make an impact in the Town Center. He said with this money, they will be able to dramatically improve this building, while keeping to its original character.

Mr. Bennett asked when they plan to be open. Mr. Yerkes said they hope to occupy one suite by the end of the year, while they renovate the rest of the building. Mr. Berry asked how they plan to use the loan. Mr. Yerkes explained that the proceeds will be used to make improvements to the building.

Mr. Bennett asked Mr. Seymour, Town Center Review Committee member, if he had any comments. Mr. Seymour said the Committee believed this would be beneficial to the Town Center and recommended approval of the loan.

Mr. Grinch asked about the term of 20 years for the Loan, when the Program provides for a maximum of 15 years. Mr. Smith, Dir. of Law, explained that Council has the right to vary from the provisions in the Program and by approving this ordinance Council would basically be granting that variance along with approving the loan. Mr. Grinch noted that this loan is being combined with a bank loan and asked about the collateral and who gets first right if the Loan goes into default. Mr. Smith said he has not seen the final papers, but typically the bank would take the first position. Mr. Grinch asked if this money will come from the General Fund. Mr. Turner, Dir. of Finance, said yes. Mr. Smith said the money that was appropriated for this Program came from non-tax revenue funds. Mr. Honsey, City Admin., noted that taking second position on collateral is fairly common in the State and Federal revolving loan programs, which this is closely modeled after. He said these programs are set up to encourage banks to take more activity in a perceived declining area. Reducing the risk is as important as the interest rate and this is normal practice, with these loans.

Mr. Bennett commented that this loan would do exactly what the Program intended. He referenced the fact that this Ordinance does recommend that this be approved for a 20 year loan period, rather than the 15 year, per the Program requirements.

Mr. Grinch commented that he believes this Program may be in violation of the State Constitution. He also feels that public funds should be used for public purposes, which are to promote the health, safety, and welfare of the citizens. He doesn't feel that the City should be making loans to private corporations, while continuing to tax the residents at the current rate.

Mr. Bennett commented that the funds being used for the Program are coming from monies that are invested and are currently receiving a mediocre rate of return versus the 3% rate of return on this loan. He looks at it as an investment in our Town Center and the rate of return is more than what we can receive in bank interest.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	No
Ms. Klemack-McGraw	Yes

3. Ordinance C-70-10 (Reduce the Appropriation amount established by Ord. C-35-10 by \$2,600,00.00 and declare an emergency) was given its first reading.

Mr. Turner, Director of Finance, explained that the grant monies for this project will not be awarded until next year now. In order to keep the fund balanced, we need to reduce the appropriation by that grant amount before the end of the year. This is an accounting snafu. If this isn't done, we will have authorized more money than is available in that fund. He said this reduction amount would be placed in the Annual Appropriation Ordinance for next year.

Ms. Albright asked why there is a request for an Emergency. Mr. Smith explained that unlike an appropriation ordinance, this ordinance would have a 30 day waiting period after the second reading. That would make the ordinance effective after the first of the year and this need to be effective by the end of the year.

There being no additional questions or comments, Mr. Bennett moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Albright.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

Mr. Bennett moved it be approved as an emergency measure; seconded by Mr. Grinch.

Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

4. Ordinance C-71-10 (Amend Various Sections of Chapter 191 of the Codified Ordinances titled Income Tax) was given its first reading. Second reading and public hearing will be held on 12/6/10.

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands & Zoning, for discussion and voting under said Committee.

1. Ordinance C-72-10 (Approve a Special Use Permit for Automobile Services for True2Form Collision Repair Centers, LLC located at 3965 Brookham Drive) was given its first reading. Second reading and public hearing will be held on 12/6/10.
2. Ordinance C-73-10 (Approve a Special Use Permit for Motorcycle Services for Three Rednecks and a Dream, LLC located at 4346 Broadway) was given its first reading. Second reading and public hearing will be held on 12/6/10.
3. Ordinance C-74-10 (Authorize the Annexation of 44+ acres of roadway property located within the I-71/S.R. 665 Interchange from Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on 12/6/10.
4. Resolution CR-57-10 (Intent to Participate in a Watershed Planning Partnership to develop a Balanced Growth Plan for the Upper Scioto Watershed) was given its reading and public hearing.

Mr. Honsey explained that MORPC has asked jurisdictions in this Watershed area to participate in this planning effort, so the storm water runoff is dealt with in way that are beneficial to the river. It is a voluntary effort and if we want to participate, we need to get this Resolution to MORPC this week.

Mr. Bennett asked if the money to get involved with this would come from the monies collected on the water bill for clean river reclamation. Mr. Boso, Dir. of Dev., said no. This particular study has no financials obligation on the part of Grove City.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Bennett.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

5. Resolution CR-58-10 (Approve Amendments to Subarea A/Lot 477 of the Development Plan for the Pinnacle Club of Grove City located South of White Road, as approved by Resolution CR-24-04) was given its reading and public hearing.

Mr. Boso explained that this lot was originally designed to face Pinnacle Club Drive. This particular home would not. The setback is also being requested to be adjusted to 30 feet.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Grinch.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

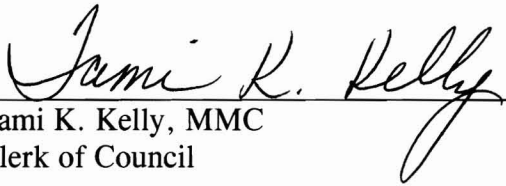
1. Mr. Bill Ferguson announced that the Friends of the Library will hold a book sale during the Mistletoe Market – Dec. 3 & 4. They will be using the old Hardware Store and they would appreciate volunteers to help clean up that space this coming Thursday and Friday evening. Hardback books will sell for \$1.00 and paperback's will be \$0.50.
2. Mr. Jeff thanked the City for their assistance and support of Issue 8, the Library levy. It did pass and has brought the Library back from the dead. The Friends of the Library are not going away. This group will continue to support the Library.


The Chair recognized members of Administration and Council for closing comments.

1. Ms. Kelly, Clerk of Council, reported that she received a liquor permit request for M&A Tobacco, Inc. and the Police Division has no objection. Council had no objection and Ms. Kelly said she would mark it appropriately.
2. Captain Robinette announced that their Division has received renewal of their accreditation.
3. Mr. Bennett said he watched an interesting show about water lines and their leakage. He suggested a program to look at our lines and making sure we have proper maintenance. Mr. Honsey said he looks forward to discussing this with him. We do have a couple of programs in place to do some of that.
4. Mr. Berry welcomed Mr. Yerkes to the Town Center. He noted that the Mayor has 10 days to act on tonight's legislation. He then thanked Mr. Honsey for the note and asked him what they did with 30,000 cubic feet of organic fertilizer. Mr. Honsey said Mr. Berry got this fertilizer donated by MTD and 2/3rds of it was used on the City ball diamonds. A small amount was used at the schools.

5. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:45 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President